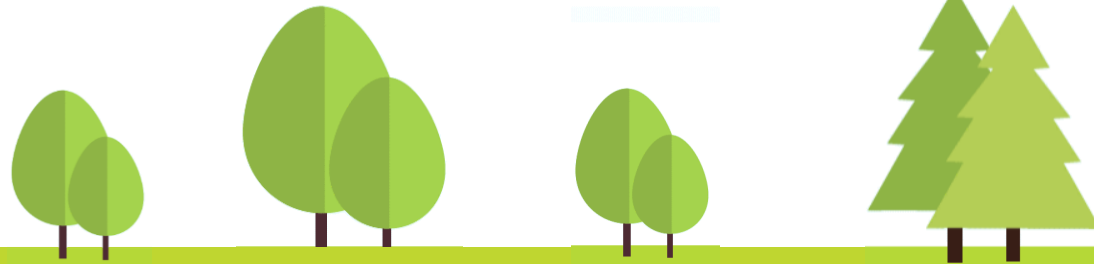


HMO Licensing Compliance December 2024



Private rented licensing explained



Mandatory HMO Licensing

- National scheme since 2006 which local councils must carry out
- Applies to private rented properties shared by five or more people from more than one household



Additional HMO Licensing

- First introduced in certain parts of Nottingham in 2014 where the council has evidence of a need to improve standards of quality and safety
- Applies to private rented properties shared by three or more people from more than one household



Selective Licensing

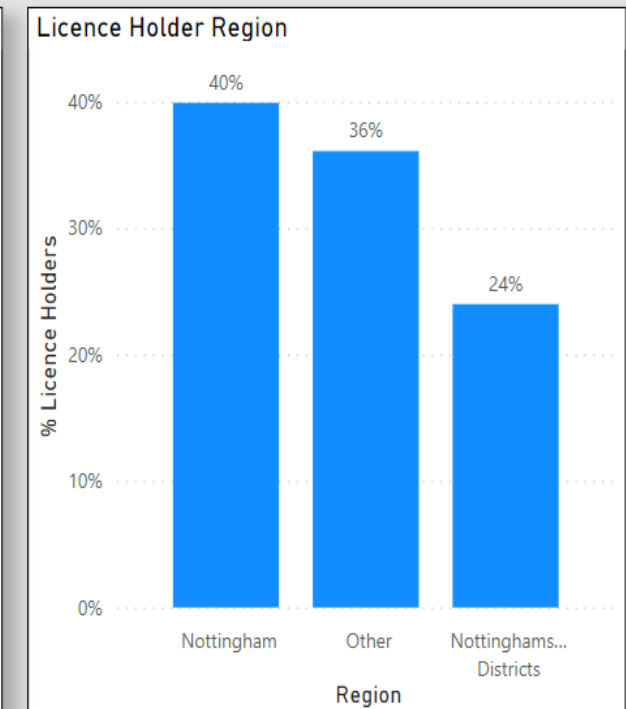
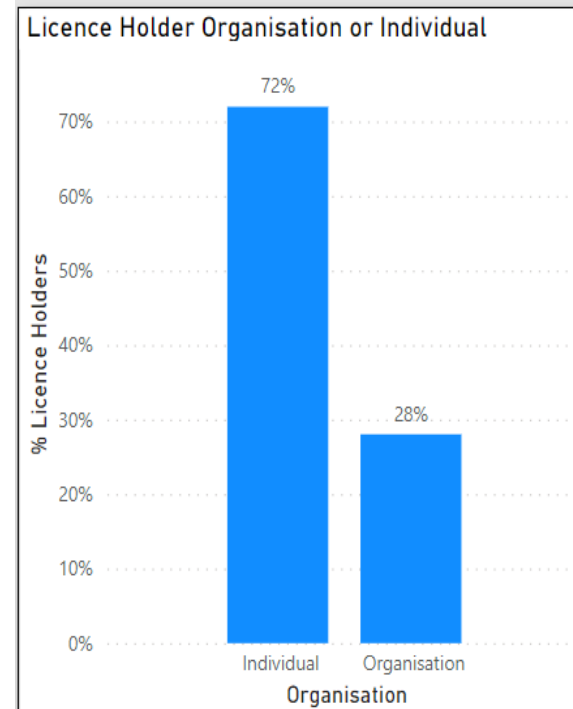
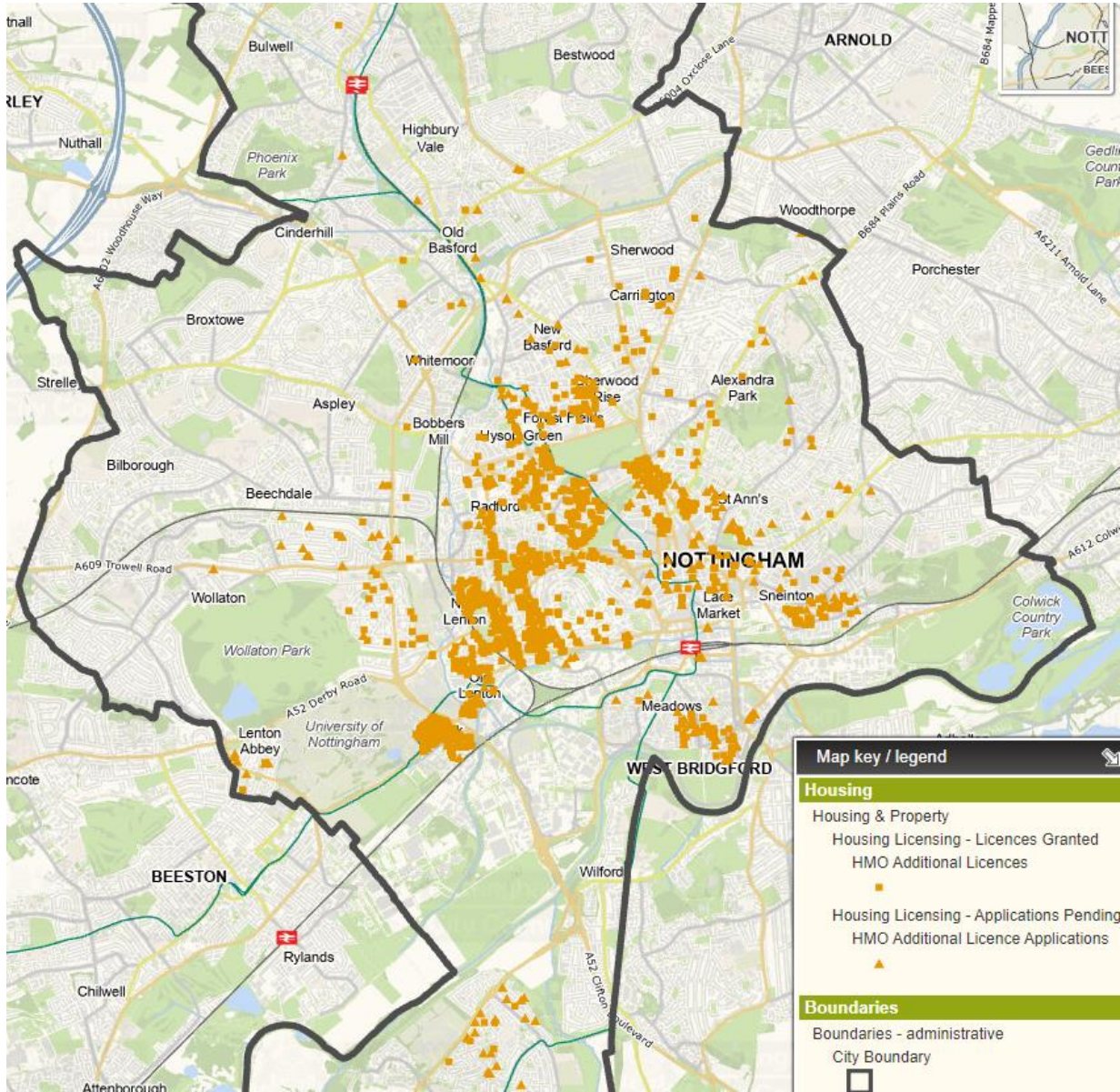
- Introduced in certain parts of Nottingham on 1 August 2018 where the council has evidence of a need to improve standards of quality and safety
- Applies to private rented properties with one household

What is a House in Multiple Occupation (HMO)?

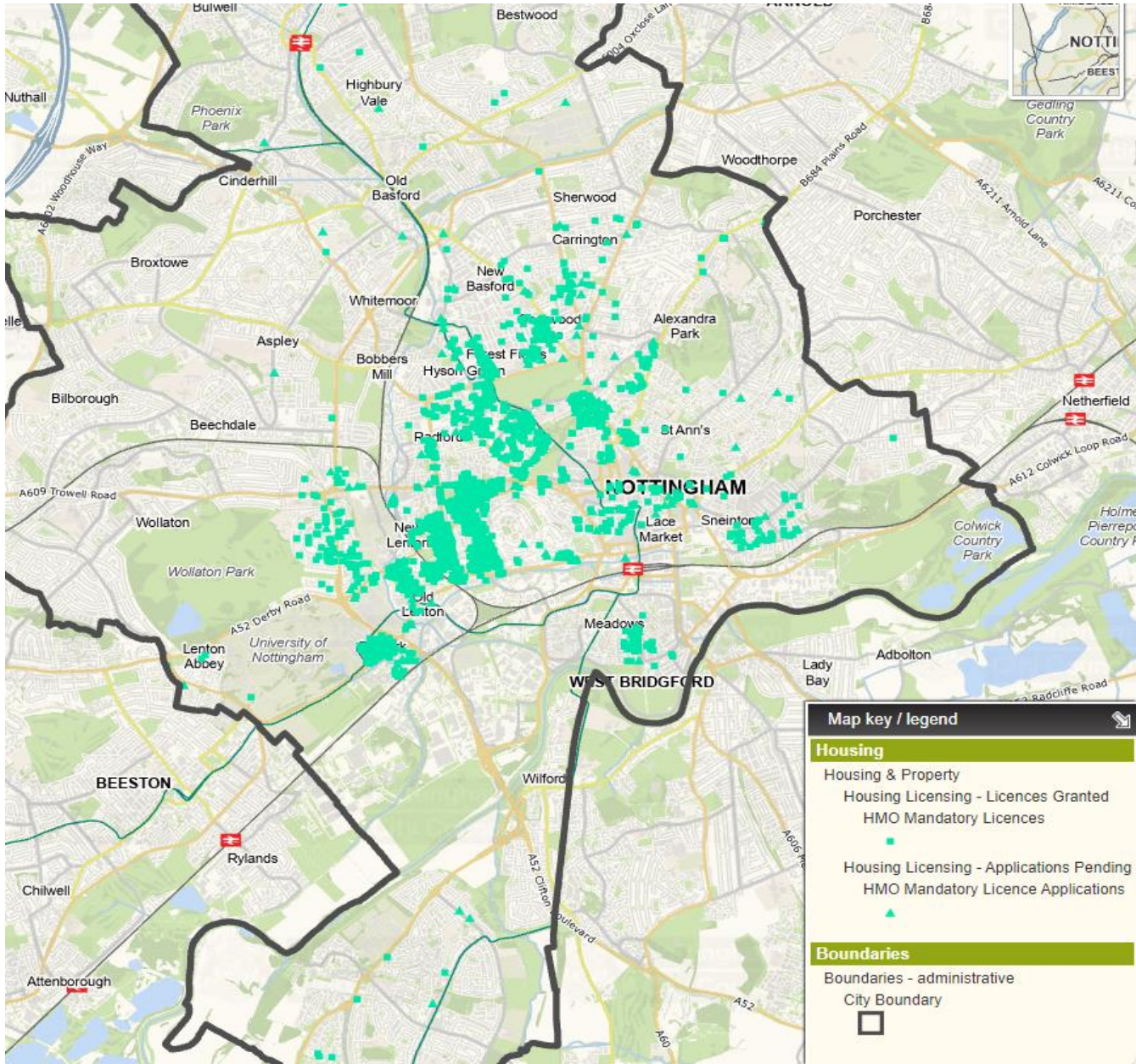
- A property (or part of a property) with more than one household (e.g. not members of same family)
- Tenants usually share at least one amenity, such as a kitchen, sink or toilet
- Can also include shared flats within a larger building.

Additional HMO Licensing 2024

1667 Licences in force
403 Applications pending
37% Accredited landlords

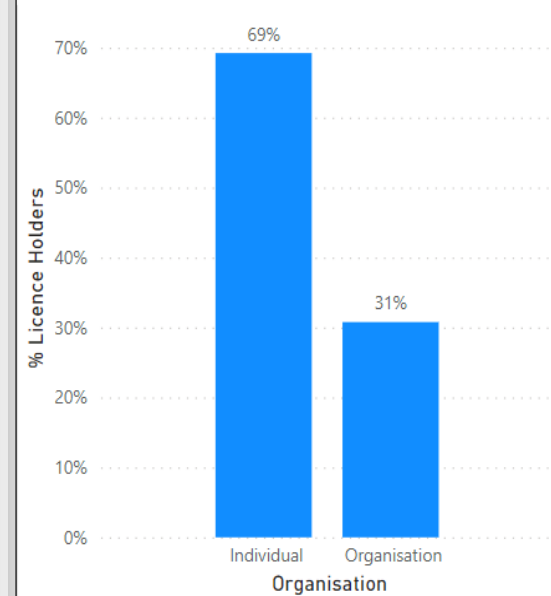


Mandatory HMO Licensing 2024

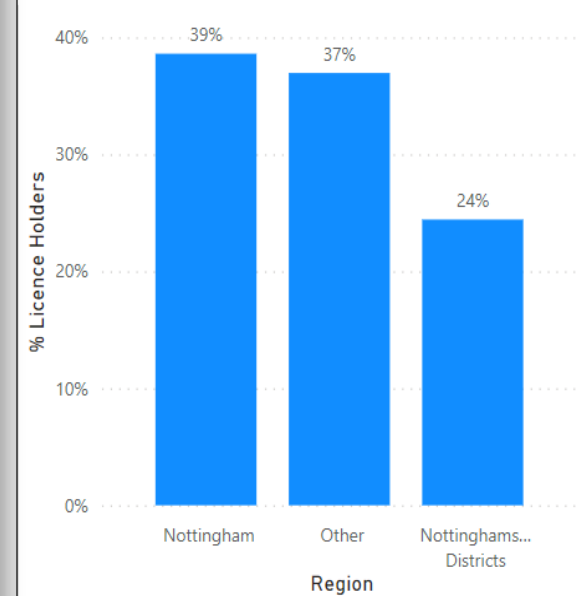


2339 Licences in force
485 Applications pending
45% Accredited landlords

Licence Holder Organisation or Individual



Licence Holder Region



Map Capture 9th December

Proactive HMO Application Chasing

Since April 2024:

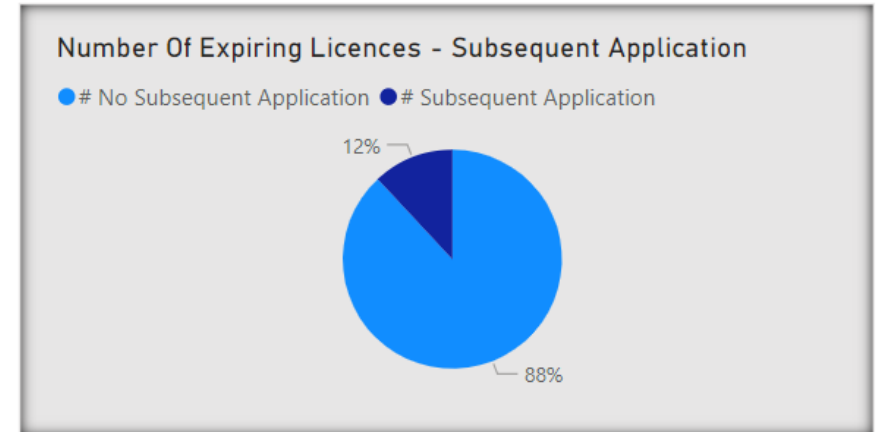
- £62,000 of Civil Penalty Notices have been served
- £9344.92 awarded from Rent Repayment Orders.

Starting January 2025 dedicated HMO Officers will be out collecting evidence for failing to licence at HMO properties.

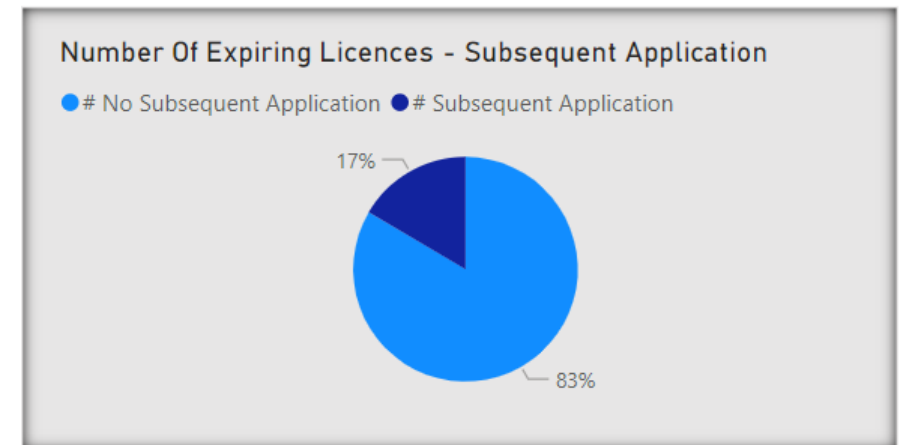
Licence Type	Total number of licence applications received via chasing
Additional	16
Mandatory	6
Total	24

In November the Council won an Upper Tier Tribunal decision, where the housing provider claimed they were exempt from HMO licensing requirements.

Additional



Mandatory



HMO Risk Based Compliance

Tier 1 – Licence Holder Compliance Audits

This is a desk top audit and assessment of documents required to satisfy the licence conditions.

- Mandatory 165 audits with a 56% pass rate
- Additional 154 audits with a 45% pass rate

Tier 3 – Internal Inspections

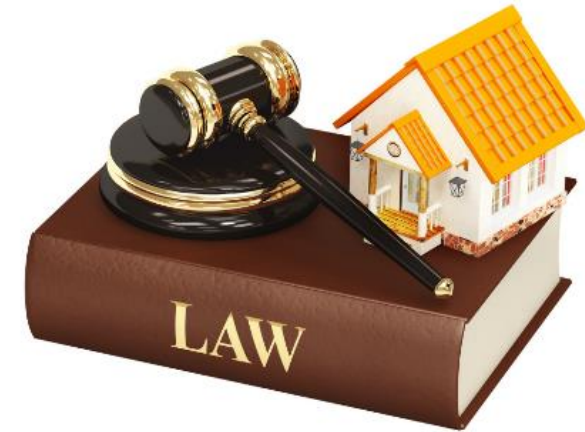
This is a physical internal inspection of the property.

- 399 Inspections
- 291 Housing report sent
- 232 HMO improvements
- 28 Enforcement Notices Served
- 16 CPN notices (averaging £2,000 - £6000)

Tier 2 – External Inspections

This is a physical inspection of the external areas and fabric of the property.

- Due to restart in late 2025



Tier 3 - Internal Inspections

This is a physical internal inspection of the property. It looks at the compliance with the conditions on the licence, management standards and regulations, amenities and there cleanliness, decorative repair and condition.

The inspector will include HHSRS hazard identification and compliance with other general Housing legislation as part of this visit.

Prioritisation is being given to the inspection of the less compliant properties.

However we are prioritise the inspection of properties, where we have had no or an unsatisfactory response to Tier 1 audits & Tier 2 external interventions.



Tier 3 - Internal Inspections



Tier 3 - Internal Inspections



Top Tips – Compliance

Read all the conditions, attached to your licence carefully

Visit your investment

Keep in regular contact with your manager.

Make sure your contact details held by the Council are up to date. (new mobile or change of email address or name or home and work address etc.)

Inform the council if anything changes – for example you sell the property or change your managing agent.

Check your spam folder for Nottingham City Council emails.

Respond within the 28 days to the audit or any other specific time scale, read any correspondence, email, notices etc. carefully.

Don't believe everything you read on social media groups, do your own research.

Good management practices, will ensure compliance.

If your unsure ask.

Contacts – Compliance

Help & Advice

- Unipol
- DASH
- NPRAS
- Nation Landlords groups or local groups such as EMPO
- Your solicitor
- Trusted websites - GOV.UK

Contact the HMO team:

- HMO Team – HMO@nottinghamcity.gov.uk
- Call the City Council Contact Hub on 0115 9152020

Any Questions?

